

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 13, 2011
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Naslund called the meeting to order at 9:03 a.m. Chairperson Naslund adjourned the meeting at 9:46 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Eric Naslund - present
Vice-Chairperson Tim Golba - present
Commissioner Robert Griswold – absent
Commissioner Dennis Otsuji - present
Commissioner Mary Lydon - absent
Commissioner Mike Smiley – present
Commissioner Stephen Haase - absent

Staff

Nina Fain, City Attorney – present
Mary Wright, Development Services Dept. – Planning Division - present
Mike Westlake, Development Services Department – present
Don Weston, Development Services Department - present
Brenda Clark, Recorder - present

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ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:

NONE

ITEM - 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:

NONE

ITEM - 3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:

NONE

ITEM - 4: DIRECTOR'S REPORT:

Mary Wright reported the Chollas Triangle Master Plan is continuing outreach efforts with a two-day charrette. We held the first day of the charrette last Saturday where we addressed potential land use alternatives. The second day will be this Saturday, October 15th from 9 am to 1 pm at 5450 Lea Street and will be to refine the alternatives and address urban design, parks and mobility.

We held a meeting of the San Ysidro Community Plan Update Stakeholders Group last night. The meeting included a review of community plan goals and economic conditions in the community.

I would also like to announce that Lara Gates, our Barrio Logan Community Plan Update Manager will be leaving the City to work for an affordable housing developer. While it is a great opportunity for her, she will be sorely missed.

ITEM - 5: COMMISSION COMMENT:

Commissioner Naslund and Otsuji wished Lara Gates good luck in her new job.

ITEM – 6: STONE CREEK – INITIATION OF DEVELOPMENT AGREEMENT – PROJECT NO. 239006

City Council District: 5

Plan Area: Mira Mesa

Staff: Tim Daly

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Speaker slips in favor of the project submitted by Paul Robinson.

Speaker slips in opposition to the project.

Planning Commission's recommended issues to be addressed during development agreement negotiations:

1. Provide park amenities to the residents.
2. Evaluate the needs for Fire Stations in the community.
3. Consider the continued mining operations impacts on the development's initial residents.
4. Provide connectivity with this development to adjacent master plan areas, especially open space connections such as Sycamore Canyon.
5. Provide park amenities to the community. The development should be a walkable mixed-use community with interconnections to neighborhoods.
6. Reclaimed water use for the development and surrounding area.
7. Infrastructure improvements to areas outside the development need to be constructed/built out to provide connectivity to the development. Roadway connections to the development need to be completed to provide adequate traffic circulation.
8. FBA fees paid in advance.
9. Contribution to park facilities in advance.
10. Evaluate private maintenance of parks and open space areas.
11. Affordable housing within the development and the community.
12. Sustainable design for the development.
13. Evaluate and enhance existing Miramar Road and Mira Mesa Blvd. roadway corridors
14. Incorporate the "City of Villages" concept for the development. Design the development with imagination. Provide a walkable development with connectivity to transit areas.
15. Development should be marketed as a "green community" and should be a model for the City.
16. Provide protection of promised parks and open space areas from encroachment of other development uses.

COMMISSION ACTION:

COMMISSIONER SMILEY MADE THE MOTION TO RECOMMEND TO CITY COUNCIL TO MAKE AN INITIAL DETERMINATION THAT A DEVELOPMENT AGREEMENT IS WARRANTED FOR THE STONE CREEK DEVELOPMENT AND THAT THE AGREEMENT INCLUDES AND ADDRESSES ISSUES AS STATED BY THE

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PLANNING COMMISSION. Commissioner Golba seconded the motion. The motion passed by a vote of 4-0-3 with Commissioners Naslund, Smiley, Otsuji, and Golba voting yea and with Commissioners Griswold, Haase, and Lydon absent.